

FREMONT PLANNING BOARD

April 19, 2006

Meeting Minutes

Approved April 26, 2006

Present: Chairman Larry Stilwell, Selectman Peter Bolduc, Leon Holmes, Jr., Mbr. & Conservation Commission rep. Jack Karcz, Alt. and ZBA Rep. Scott Boisvert, Alternate Roger Barham, Building Official Thom Roy, RPC rep. David West and recording Secretary Meredith Bolduc.

Also present: Dan Daley

Mr. Stilwell called the meeting to order at 7:30 p.m.

Mr. Holmes made the motion that Mr. Barham be allowed voting rights on any matter to come before tonight's Planning Board meeting.

Motion seconded by Mr. Karcz with unanimous favorable vote.

Mr. Holmes made the motion that Mr. Boisvert be allowed voting rights on any matter to come before tonight's Planning Board meeting.

Motion seconded by Mr. Karcz with unanimous favorable vote.

POINT OF ORDER

Mr. Karcz removed himself from the Board at 8:00 pm as he is an abutter to the Currier and Bonagura properties which are the next agenda items.

WILLIAM & JOANNE CURRIER
Map 1 Lot 048

Public Hearing, cont.
Subdivision Design Review

Present: Owner William Currier, Representing surveyor Roscoe Blaisdell, Jim Lavelle, prospective buyer Robert Beck, abutters Jack Karcz and Jim Smith.

As per RSA 676:4 (b) the Design Review Phase allows for non-binding discussions.

Mr. Stilwell opened this Public Hearing for conceptual design at 8:00 p.m. and stated that this is a continuation of the March 15, 2006 portion of this Public Hearing. This continuation was at the request of Mr. Blaisdell so that he could further work on the plan.

Issues from the March 15, 2006 meeting included:

1. The possibility of eliminating lot lines and driveways for potential multi-family dwellings
2. Show turnarounds on the plan
3. Combine septic
4. Show the Aquifer Protection District and the flood plain on the plan
5. Look at the possibility of a Conservation Easement along the river.

Mr. Beck stated that they have eliminated 1 lot so there are now 11 lots to the proposed subdivision with a 5 unit building and a 4 unit building on lots 1 and 2. The road comes off Sandown Road. Mr. Roy stated that the intent was to decrease the number of watershed and wetland impacts rather than to decrease the number of lots. Mr. Stilwell stated that the Board will require, for this plan or any plan other plan to come to the Planning Board, a site walk and will ask that the owner flag the proposed road areas. He stated that the Board will also require that one of the plans submitted be colored to make it easier to read. Mr. Blaisdell agreed.

Mr. Smith voiced concern relative to the location of parking areas and Mr. Blaisdell indicated on the plan where that would be. He also indicated the wetlands delineation. Mr. Roy stated that the Town looks to protect not only the aquifer protection district, but the wetlands and watershed protection area. He added that the applicant will be looking for a special exception of approximately 800' for wetland impact and almost 100% of the buffer if the driveway on lot #2 remains and Mr. Blaisdell agreed to eliminate the driveway. Mr. West noted that there are 5 areas that will need Special Exceptions from the ZBA. Mr. Blaisdell noted that proposed lots 4 & 5 and lots 6 & 7 will each have a common driveway. Mr. Holmes questioned whether the driveways on some lots can be 30' from the lot line and Mr. Blaisdell agreed to check the setback delineations. Mr. Beck suggested a shared driveway for the 2 multi-family off a cul-de-sac instead of off Sandown Road.

It was agreed that the Exeter River Advisory Committee and the Conservation Commission should see the plan before it went to ZBA for Special Exceptions for wetland/watershed protection encroachment and/or crossings.

Mr. Stilwell stated that Mr. Gates has made the request that the possibility of a right-of-way for the abutting Gates property. Mr. Blaisdell stated that there are wetlands in the area that would make a right-of-way unfavorable. Mr. Beck stated that he will continue to look at the possibility. Mr. West suggested to keep a feel of the multi-family separate from the single family by leaving as much of the natural vegetation as possible. Mr. Blaisdell agreed and stated that there is already a Christmas tree buffer.

In answer to questions by the Board, Mr. Beck stated that he is considering a Conservation Easement in the form of a small park along the river.

Mr. Blaisdell stated that he will flag the center lines of the proposed road area as well as all proposed shared and single driveways.

Mr. Holmes made the motion to continue this Public Hearing to the site visit at the property on May 2, 2006 at 6:00 pm and to the Fremont Town Hall at 9:00 pm on May 10, 2006.

Motion seconded by Mr. Bolduc with unanimous favorable vote.

POINT OF ORDER

Mr. Holmes removed himself from the Board at 8:45 pm as he is an abutter to the Bonagura property which is the next agenda item.

Present: Representing surveyor James Lavelle of Lavelle Associates, abutters Jack Karcz and Leon Holmes, Jr.

Mr. Stilwell opened this Public Hearing at 8:45 p.m. and stated that this is a continuation of the March 15, 2006 portion of this Public Hearing as requested by Mr. Lavelle.

Mr. Lavelle submitted an amended plan which included most of the requested changes.

Outstanding issues from the March 15, 2006 portion of this Public Hearing included the following:

1. The receipt of a report from the Town Engineer;

The Board received an April 6, 2006 correspondence from Cecil Luckern of SEA Consultants advising that the plans show that there will be no road or utilities for the town to maintain, therefore he did not recommend a bond for this subdivision.

2. Note #4 (residential reference) on the plan deleted;

The amended plan shows that the note has been eliminated.

3. Note # 13 on the plan changed to reference the USGS map instead of the Master Plan;

The amended plan shows that this has been done.

4. Re-do lot lines as follows: Straighten the curved 36' southerly lot line, relocate the southeasterly lot line to maintain the 3 acre lot, and move the northerly lot line to eliminate a shorter than 100' lot line and to make use of an existing drillhole as agreed;

The amended plan shows that the curved line has been straightened, but an easement retained, and lot lines are a minimum of 100'.

5. The Soil scientist stamp will be added to the final plan;

The amended plan did not include the Soil Scientists stamp.

Mr. Lavelle stated that the curved lot line along the stonewall, along the road at the southerly property line, has been straightened and there is now an easement for the curve. Mr. West noted that the State Subdivision Approval number is not on the plan. Mr. Lavelle asked that the Board approve the subdivision pending the Soil Scientist's stamp and the State Subdivision Approval number.

Mr. Lavelle had submitted the following waiver requests at the March 15, 2006 portion of this Public Hearing: After review by the Board, Mr. Bolduc made the motion to approve waivers to the following Subdivision Regulations;

1. Subdivision Regulation Article III, Section III, D, E, F, G, H, I, J, L, M, & O.
 2. Article III Section 4 except for O and R, relative to the calculation of the total wetland and upland for lot 1-84.
- Motion seconded by Mr. Boisvert with unanimous favorable vote.

After careful consideration and with no further discussion, Mr. Bolduc made the motion that, based on the information presented and pursuant to plan # 020-2005 drawn by James M. Lavelle Associates and dated January 9, 2006, with revisions on February 22 and March 17, 2006, the Fremont Planning Board approve the requested two (2) lot subdivision of Susan Bonagura for Map 1 Lot 084, 298 Sandown Road, including all approved waivers, with the following conditions.

1. The Soil Scientist Stamp be added to the plan
2. The State Subdivision number be added to the plan

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Motion seconded by Mr. Boisvert with unanimous favorable vote.

Mr. Bolduc made the motion to close this Public Hearing at 9:05 pm.

Motion seconded by Mr. Boisvert with unanimous favorable vote.

POINT OF ORDER

Mr. Karcz and Mr. Holmes rejoined the Board at 9:06 pm.

CAPITAL IMPROVEMENTS PROGRAM (CIP) AND IMPACT FEE INFORMATION

Mr. Stilwell reported that Planning Consultant Bruce Mayberry has been contacted relative to the CIP and Impact Fee Study. According to Mr. Mayberry, in a March 31, 2006 correspondence, he did the impact fee study and calculations for Fremont in August of 2003 which was limited to a school impact fee. He advised that Impact fee studies are entirely separate documents from the CIP, though they may be related to one another. Mr. Mayberry added that the fee calculations must be done separately for each facility category and must be based on facility needs (or consumption of capacity) attributable to new development. The Planning Board records show that the current Impact Fee is solely school related and that in August of 2002 it was agreed that the school would implement the budgeted \$10,000.00 for the study.

According to the February 26, 2003 minutes Mr. Mayberry came before the Board to discuss the School Impact Fee Study and his methodology. He also stated that he would review the 2001 Capital Improvement Plan and 1998 Master Plan, to give him a good background of the history of growth in Fremont and to ensure that they are going in the same direction as his work. Mr. Mayberry advised at that time that there are several ways of assessing an Impact Fee depending on how much information he is able to obtain. Typically it is the average impact of an average housing unit that is used as the basis and the fee would apply to developments that would actually have a direct connection to the fee.

Projected growth numbers were discussed. Mr. Barham stated that the OSP figures do not make sense. The numbers in the Seacoast Wastewater Study, which were derived from OSP, were discussed. Mr. West stated that he can get the proper numbers and figures for the Board.

Mr. Stilwell stated that the CIP needs to be updated now and amended each year. Mr. West agreed and stated that the cost of doing the CIP through Rockingham Planning Commission would be approximately \$1,500.00.

Mr. West suggested that the CIP could be done through the Targeted Block Grant, which is a matching grant, and that it can be done in the fall of 2006. It was determined that there is \$3,000.00 budgeted for matching grants.

Mr. Bolduc made the motion that Mr. West investigate the actual cost of the CIP as well as the Targeted Block Grant, and that the Planning Board retain RPC to prepare the CIP for the Town of Fremont.

Motion seconded by Mr. Holmes.

Mr. Stilwell stated that the most recent CIP that he found did not include the Ellis School addition.

He added that the Board needs input from town departments. He proposed that the letter and project summary

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forms that were sent last fall to the department heads be re-written and re-issued and responses required. He also proposed that a date be set for late May or early June for a roundtable discussion with all Town Departments relative to the growth and the rate. The members agreed.

RPC CIRCUIT RIDER

Mr. Stilwell reported that at the March 18, 2006 Town Meeting the voting body extended the RPC Circuit Rider's time by 8 additional hours per month (two per week) for an additional \$4,320.00. Mrs. Bolduc reported that she had spoken with Heidi Carlson in the Selectmens office and it was agreed that it would suit budgetary purposes for the additional time to begin with the July 1 fiscal year. Mr. Greenwood will be notified.

MERRILL EXCAVATION

Map 4 Lot 015

Mr. Stilwell reported that he and Mr. Roy visited the Merrill Gravel Pit at Map 4 Lot 15 on Beede Road with Gary Merrill. The Board viewed pictures that Mr. Roy took of the gravel operation. He noted that there has been very little recent activity and the application shows exactly the same as last year. Mr. Stilwell stated that there is supposed to be a silt fence that is no longer there and Mr. Merrill agreed to address the issue. There is a note in the plan that there is to be no excavation below 180' elevation and Mr. Merrill agreed to check into that issue. There are 8 phases and they are in the 4th or 5th phase now.

Mr. Holmes made the motion to approve the application for the renewal of the Excavation Permit of George Merrill, Map 4 Lot 015 with an expiration date of April 20, 2007.

Motion seconded by Mr. Bolduc with unanimous favorable vote by the Board.

GOVERNOR'S FOREST

The Board received a copy of an April 17, 2006 correspondence to Mr. Ferwerda from Heidi Carlson, in the Selectmen's office relative to the deeded drainage easement and the proposed offsite improvements to address the drainage problems. The Board also received a copy of the driveway permit # 06-167-160 approved by NHDOT.

MINUTES

Mr. Bolduc made the motion to amend the minutes of the April 12, 2006 by replacing "*disappointment*" with "*disappointed*" on Pg 5, paragraph 6 under Seacoast Farms.

Motion seconded by Mr. Boisvert with unanimous favorable vote except for Mr. Barham who abstained as he was not present at that meeting.

Mr. Karcz made the motion to approve the minutes of the April 12, 2006 as amended.

Motion seconded by Mr. Boisvert with unanimous favorable vote except for Mr. Barham who abstained as he was not present at that meeting.

CORRESPONDENCE

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The Board reviewed all correspondences including:

1. Notice from the Raymond ZBA of an April 23, 2006, 9:00 am, site walk at the Paradise Ridge Manufactured Home Park on Old Shirkin Road, which is the Raymond side of the Country Woods Estates.

Mr. Holmes made the motion to adjourn at 9:40 P.M.

Motion seconded by Mr. Karcz with unanimous favorable vote.

Respectfully submitted,
Meredith Bolduc, Secretary